

JULIE PHILPOT

RESIDENTIAL



## 10 Coniston Grange | Priory Road | Kenilworth | CV8 1LL

£179,950

An immaculate first floor retirement apartment with two bedrooms providing independent living for those over the age of 55 who want to enjoy being within easy walking distance of Abbey Fields, the town centre, Kenilworth Castle and Kenilworth Train Station. This is a lovely property having been modernised and is tastefully presented plus has plenty of storage space as well as a laundry room and a guest suite. Viewing

- Immaculate First Floor Apartment
- Two Bedrooms
- Modern Kitchen & Bathroom
- Communal Gardens



## Property Description

### **CONISTON GRANGE**

Coniston Grange is a very popular and small development for those over 55 who want to enjoy independent living with the excellent town centre facilities on the doorstep. There is a secure entryphone system which leads to the communal hallway with a lift and stairs to all floors on the ground floor is also the residents laundry room. A further benefit to Coniston Grange is the availability of a guest suite for any visitors that residents may have who would like to have their own suite whilst staying and visiting their family/friends.

### **ENCLOSED SECURITY ENTRANCE PORCH**

With security entrance door and intercom to apartments.

### **LIFT & STAIRCASE TO ALL FLOORS**

### **ENTRANCE HALL**

With built in cloaks storage cupboard, Unidare electric heater, smoke detector and large storage cupboard with fitted shelving and light. Airing cupboard housing insulated hot water cylinder.

### **SHOWER ROOM**

6' 8" x 5' 7" (2.03m x 1.7m)

A modern bathroom with large shower enclosure and Mira shower. Pedestal wash basin, w.c and heated towel rail. complementary tiling.

### **LOUNGE/DINER**

14' 5" x 10' 1" (4.39m x 3.07m)

A lovely light room with triple aspect windows and central bay. Feature fireplace with electric fire, tv aerial connection, security entryphone and Unidare electric heater.

### **KITCHEN**

10' 7" x 6' 1" (3.23m x 1.85m)

Having an extensive range of cream cupboard and drawer units set under contrasting worktops. Space and plumbing for washing machine, stainless steel sink unit, space for under counter fridge and freezer, John Lewis four ring electric hob and John Lewis electric oven under with extractor hood over. Complementary tiling and window overlooking Priory Road.

### **BEDROOM ONE**

10' 2" x 9' 8" (3.1m x 2.95m)

With Unidare electric heater, tv aerial connection and built in double wardrobe.

### **BEDROOM TWO**

14' 4" x 6' 5" (4.37m x 1.96m)

A good size second bedroom with Unidare electric heater and built in double wardrobe.

### **OUTSIDE**

#### **PARKING**

There is communal residents parking plus additional on street parking with residents permits passes being available to purchase from Warwick District Council.

#### **GARDENS**

There are attractive and well tended communal gardens to the development which are laid to lawn with attractive shrubbery borders, outside seating and summerhouse/potting shed.

### **TENURE**

The property is being sold on a SHARE OF FREEHOLD basis. Loveitts are the Management Company and there is a Service Charge of approx £135.00 per month.



## Tenure

Share of Freehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

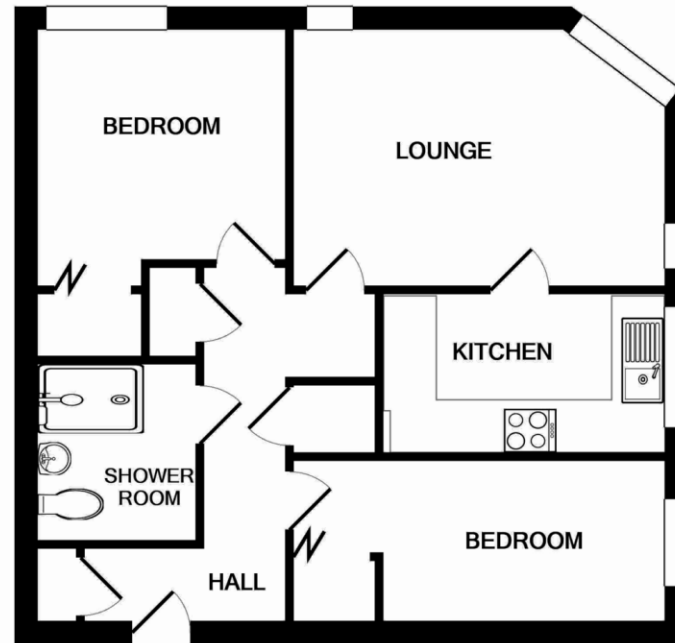
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

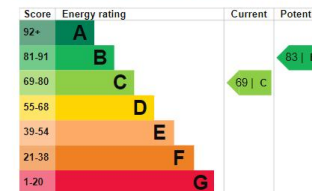


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### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60